140.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,034,700 / 1,034,700
					USE VALUE:	1,034,700 / 1,034,700
					ASSESSED:	1,034,700 / 1,034,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PYLE JEFFREY J & ELIZABETH M
Owner 2:	
Owner 3:	
Street 1:	66 GLOUCESTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZALE JOSEPH/COLLEEN -
Owner 2:	-
Street 1:	66 GLOUCESTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,784 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Wood Shingle Exterior and 2244 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4784.000	637,200	3,000	394,500	1,034,700
Total Card	0.110	637,200	3,000	394,500	1,034,700
Total Parcel	0.110	637,200	3,000	394,500	1,034,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.14 | /Parcel: 461.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 90207

GIS Ref

GIS Ref

Insp Date 12/01/17

PREVIOUS ASSESSMENT

Parcel ID 140.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	636,900	3000	4,784.	394,500	1,034,400	1,034,400	Year End Roll	12/18/2019
2019	101	FV	490,500	3000	4,784.	394,500	888,000	888,000	Year End Roll	1/3/2019
2018	101	FV	490,500	3000	4,784.	349,400	842,900	842,900	Year End Roll	12/20/2017
2017	101	FV	490,500	3000	4,784.	293,000	786,500	786,500	Year End Roll	1/3/2017
2016	101	FV	490,500	3000	4,784.	293,000	786,500	786,500	Year End	1/4/2016
2015	101	FV	456,700	3000	4,784.	253,600	713,300	713,300	Year End Roll	12/11/2014
2014	101	FV	456,700	3000	4,784.	245,100	704,800	704,800	Year End Roll	12/16/2013
2013	101	FV	456,700	3000	4,784.	233,300	693,000	693,000		12/13/2012

!10843!

PRINT

Date	Time
12/11/20	01:05:36

LAST REV

Date	Time
03/22/18	12:22:28

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10843

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZALE JOSEPH/COL	55072-359		7/30/2010		731,000	No	No		
WEAR WILLIAM P	39885-604		7/10/2003		633,500	No	No		
MESCH IRWIN	28943-591		8/7/1998		344,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/1999	114	Redo Kit	15,000					REMODEL KITCHEN/RO

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
11/3/2008	Meas/Inspect	163	PATRIOT
2/24/2004	MLS	HC	Helen Chinal
11/22/1999	Meas/Inspect	243	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	90207
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4784		Sq. Ft.	Site		0	70.	1.18	8									394,465						394,500	

Total AC/HA: 0.10983 | Total SF/SM: 4784 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 394,465 | Spl Credit | Total: 394,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	4 - Solid Wood	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21481979
Const Adj.:	1.02193785
Adj $ / SQ:	161.391
Other Features:	94800
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	667965
Depreciation:	30726
Depreciated Total:	637239

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

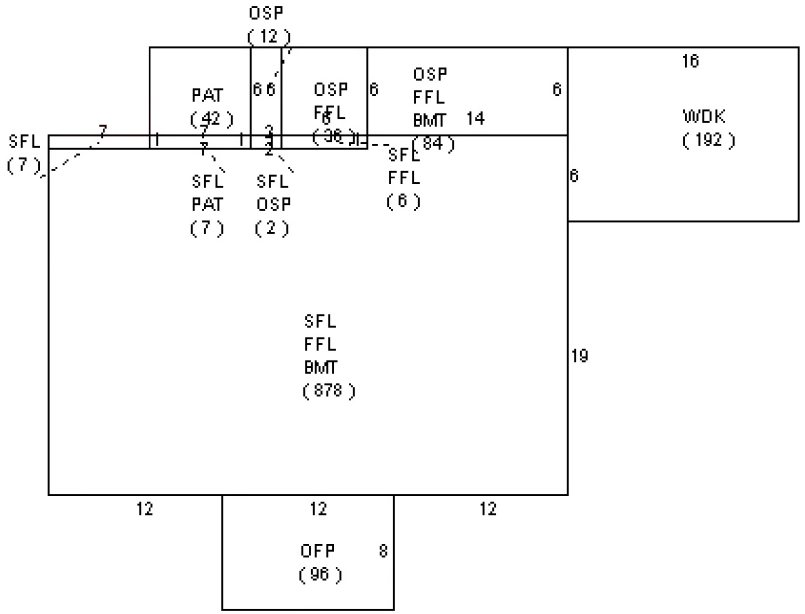
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	235.63
Special Features:	0	Val/Su Net:	193.56
Final Total:	637200	Val/Su SzAd	342.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,004	161.390	162,037
BMT	Basement	962	54.610	52,539
SFL	Second Floor	855	161.390	137,989
WDK	Deck	192	11.450	2,199
OSP	Screen Porch	134	32.390	4,340
OFP	Open Porch	96	34.430	3,305
PAT	Patio	49	6.130	300
	Net Sketched Area:	3,292	Total:	362,709
Size Ad	1858.9999	Gross Are	3337	FinArea 2244

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	16X10	F	AV	1914	27.56	T	40	101			2,600			2,600
19	Patio	D	Y	1	7X10	G	GD	1980	7.50	T	23.4	101			400			400

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000